

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: MISC No. 01011 **DATE:** October 31, 2001

PROPOSAL: Hartland Homes, Inc. has requested the partial vacation of Hawthorne Addition.

RECOMMENDATION:	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: All of Blocks 13,14,15,16,17,18,19,20,38,39,40 and Lots 1 thru 5, Block 37, Hawthorne Addition, located in the NW 1/4 of Section 33, Township 10 North, Range 6 East, Lincoln, Lancaster County, Nebraska.

LOCATION: SW 27th Street and South Street.

APPLICANT: Hartland Homes, Inc.
P.O. Box 22787
Lincoln, NE 68542

OWNER: Same

CONTACT: Brian D. Carstens
601 Old Cheney Rd. Suite C
Lincoln, NE 68512

EXISTING ZONING: AGR-Agricultural Residential

EXISTING LAND USE: Agriculture

SURROUNDING LAND USE AND ZONING:

North: AGR- Agricultural Residential
South: AGR- Agricultural Residential
East: R-2- Residential
West: H-4- General Commercial District north of Maple Street. This area is currently being used as agriculture. South of Maple Street is zoned P Public.

HISTORY:

1. July 6, 1892 Hawthorne Addition is approved.

COMPREHENSIVE PLAN SPECIFICATIONS:

The Land Use Map of the Comprehensive Plan specifies this area as Urban residential.

UTILITIES: There are no existing utilities in Hawthorne Addition

ANALYSIS:

1. The area is currently zoned AGR and is undeveloped.
2. The applicant has stated that the vacated lots and right-of-way will be used to create a new preliminary plat and community unit plan to be platted at a later date.
3. The street and alley right-of-way lying within the limits of Hawthorne Addition will be vacated with the approval of the plat vacation.

CONDITIONS:

1. Hartland Homes, Inc. must quit claim any interest Hartland Homes Inc. has in the vacated street and alley right-of-way.
2. The City retains ownership of the vacated right-of-way.
3. Retain all existing easements

Prepared by

Tom Cajka
Planner

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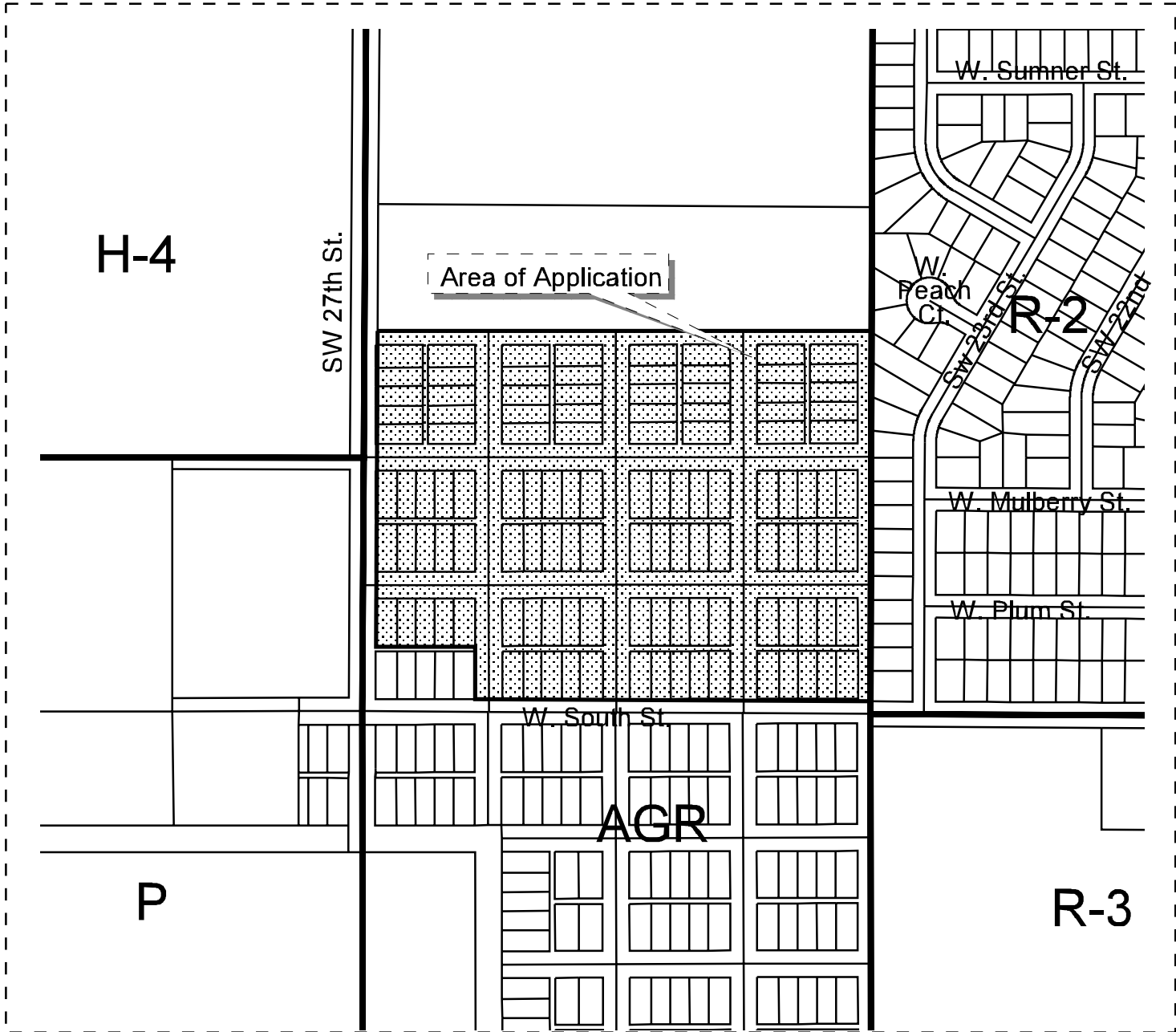


Miscellaneous #01011
SW 27th & Maple
Hawthorne Add.



Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.

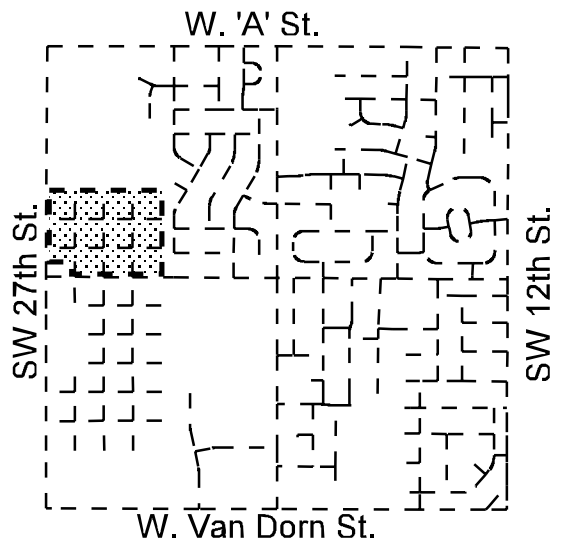
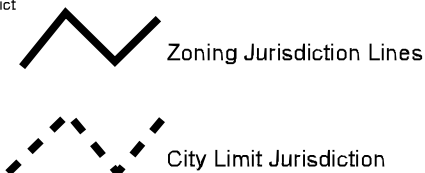


Miscellaneous #01011
SW 27th & Maple
Hawthorne Add.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 33 T10N R6E



INTEROFFICE MEMORANDUM

OCT - 9 2001

TO: Mayor Wesely
& City Council Members

FROM: Clinton W. Thomas

LINCOLN CITY AND SOUTHERN COUNTY
PLANNING DEPARTMENT

DEPARTMENT: City Council Office

DEPARTMENT: Real Estate Division

ATTENTION:

DATE: October 8, 2001

COPIES TO: Joan Ross
Kathleen Sellman
Dana Roper
Byron Blum

SUBJECT: Vacation of all street & alley rights-of-way adjacent to Blocks 13-20 & 37-40, Hawthorne Addition except the west 55 feet of the East-West Alley in Block 37

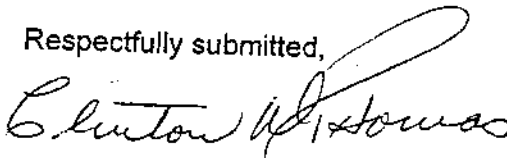
A request has been made to vacate all of the street and alley rights-of-way lying within Hawthorne Addition adjacent to Blocks 13-20 and Blocks 37-40 except the west 55 feet of the East-West Alley in Block 37. This large tract of land lies generally south and east of Southwest 27th and West South Streets. When the area was viewed, it appeared as a large open field being used for agricultural purposes. Public Works has indicated there are no existing utilities within the area.

The owner recently acquired the adjoining property for a price reported by the seller to be approximately \$0.43 per square foot. Once vacated the streets and alleys would assume the value of the surrounding land. However, Public Works has indicated that as a requirement of the vacation a new plat must be filed which would undoubtedly require the dedication of streets and utility easements. The configuration of the streets and the narrow width of the alleys to be vacated do not lend themselves well to development as individual parcels. However, they do have value to the abutting land owner as assemblage and additional density which could be utilized in a Community Unit Plan of some type. As such, this value is estimated at 25% of the abutting property or \$0.11 per square foot. The calculations are as follows:

472,728.4 sq. ft. X \$0.11/sq. ft. = \$52,000.12 called \$52,000

It is therefore recommended that if the area be vacated it be sold to the abutting property owner for \$52,000.

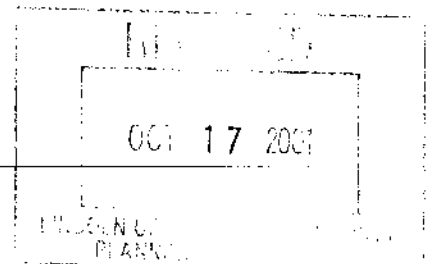
Respectfully submitted,



Clinton W. Thomas
Certified General Appraiser #990023

dge

M e m o r a n d u m



To: Ray Hill - Planning

From: Dennis Bartels - Public Works
Byron Blum *BB*

Subject: Vacation of Hawthorne Addition

Date: October 16, 2001

cc: Roger Figard
Nicole Fleck-Tooze

There are no existing utilities in Hawthorne Addition. Easements for proposed utilities will be established at time of replatting. Public Works has no objections to the vacation of this subdivision.

fcj hawthlr blb



INTER-DEPARTMENT COMMUNICATION

DATE November 5, 2001

TO Tom Cajka, City Planning

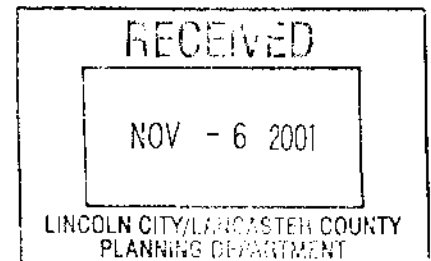
FROM Sharon Theobald
(Ext. 7640)

SUBJECT MISC 01011 - Vacate Portion of Hawthorne Addition
DN #19S-25W

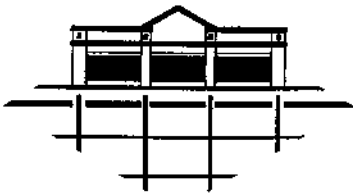
This is in response to the request to vacate a portion of Hawthorne Addition.

LES is requesting that all easements be retained for existing facilities and possible future facilities.

A handwritten signature in cursive script, reading "Sharon Theobald".



ST/nh
Attachment
c: Terry Wiebke
Easement File



BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

October 11, 2001

Ms. Kathleen A. Sellman, AICP
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

Dear Kathleen,

On behalf of Hartland Homes, Inc., we are requesting to vacate Hawthorne Addition, North of South Street, which includes Blocks 13, 14, 15, 16, 17, 18, 19, 20, 38, 39, 40 and 37 except Lots 6 through 10 of Block 37 and the adjacent East & West Alley to the North of said Lots. All other areas of Hawthorne Addition are to remain unaffected. We have enclosed an exhibit showing the area to be vacated from the Hawthorne Addition Plat.

Currently at Public Works, petitions to vacate the Right-of-Way are being reviewed. We will be requesting that these be voided. I have attached a copy of the letter that we are sending to Public Works.

The vacated lots and right-of-way will be used to create a new preliminary plat and community unit plan, which will be replatted at a later date.

If you have any additional questions please feel free to give me a call.

Sincerely,

Brian D. Carstens

cc: Duane Hartman
Byron Blum - Public Works

